

AMENDING OFFICIAL ZONING MAP

EAST SIDE OF PASCHAL STREET SOUTH OF HIGH POINT ROAD

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family and Highway Business to Conditional District – Light Industrial (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at an existing iron pipe in the eastern margin of the right of way of Paschal Street (right of way varies) at the northwestern corner of W.M. Forbes and Aleane D. Forbes (Deed Book 1559, page 160, Guilford County Registry); thence along the eastern margin of the right of way of Paschal Street North 00 degrees 40 minutes 05 seconds East 304.93 feet to a point; thence South 89 degrees 17 minutes 24 seconds East 267.72 feet to a point in the western line of Arnold N. Humphrey & Equipment Company (Deed Book 2911, page 672, Guilford County Registry); thence along the western line of Humphrey South 00 degrees 29 minutes 07 seconds West 303.21 feet to an existing iron pipe in the northern line of Mary Lois Wheeler and Roger P. Swisher (Deed Book 3277, page 676, Guilford County Registry); thence with the northern line of Wheeler and Swisher; Steven L. McGuire and Sandra P. McGuire (Deed Book 3882, page 62) and W.M. Forbes and Aleane D. Forbes (Book 1559, page 160) North 89 degrees 40 minutes 26 seconds West 268.69 feet to the point and place of BEGINNING containing 1.87 acres, more or less.

Section 2. That the rezoning of RS-12 Residential Single Family and Highway Business to Conditional District – Light Industrial is hereby authorized subject to the following use limitations and conditions:

- 1) All uses permitted in Light Industrial Districts except any uses listed under the Agricultural and Residential subsections of the Permitted Use Schedule.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on December 23, 2005.